

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

9 Heatherlea Court, Leopold, VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between

\$710,000

&

\$770,000

Median sale price

Median price

\$690,000

Property type

Residential House

Suburb

Leopold

Period - From

August
2025

to

July 2026

Source

Realestate.com.au

Comparable property sales – Delete A or B

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of Sale

5 Falkirk Place, Leopold, VIC 3224	\$765,000	14/07/2026
11 Bisinella Court, Leopold, VIC 3224	\$735,000	28/04/2026
2 Viewbay Drive, Leopold, VIC 3224	\$745,000	11/02/2026

B The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 13/08/2026